



BUILDING 2054

Building 2054 (formerly 311) is a masonry shop building with tile roof and sheet metal soffits. The windows are steel sash with concrete sills.

The building is L shaped and was constructed in 1934. It is the only building with an integral roofed porch at the office entry.



1987 PHOTO

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EXTERIOR ELEMENT	EXISTING ORIGINAL FABRIC ALTERED FABRIC TYPE			NEEDS ATTENTION SEE SURVEY NOTE SPECIAL ITEM	REMARKS
LANDSCAPING					
SIGNAGE	•	•		A 20	
DRAINAGE & GRADING	•	•			
LIGHTING	•	•			
PLANTING					
FOUNDATIONS					
CONCRETE WALL	•	•		A	MOSS
CONCRETE PIERS					
SKIRTING					
WALLS					
WOOD SIDING	•	•		A	T-11 NOT IN CHARACTER
CONCRETE					
STUCCO					
CONCRETE/STONE FACE					
MASONRY	•	•		A 179	SOILED, BROKEN, MOSSY - PROBLEMS @ PARAPETS
PAINT	•	•	•	A 11	TRUSS ENDS RUSTING / STEEL CORNERS RUSTING
WOOD TRIM					
STEEL COLUMNS	•	•		A 21	
METAL TRIM	•	•		A 10	LOOSE PAINT @ EAVES
ASBESTOS SIDING					
ROOFS					
COMPOSITION					
BUILT-UP	•	•	•		(ASSUMED)
METAL					
TILE	•	•			
FLASHING					
ROOF ACCESSORIES					
BELL TOWER					
CLERESTORY					
ATTIC VENTS	•				
GUTTERS	•	•		A 213	MOSS, SOIL
SCUPPER BOXES	•	•		A 6	NOT TIED TO DOWNSPOUTS
DOWNSPOUTS	•	•		A 318	DISCONNECTED, DAMAGE TO MASONRY / FENT
MISC. PENETRATIONS					
DOORS					
WOOD PANEL	•	•		A 21	RUST AT JAMES
FLUSH WOOD	•	•		A	OUT OF CHARACTER
FLUSH METAL					
GLASS LIGHTS				A 20	WEATHERED / APPLIED SIGNAGE
HARDWARE	•	•	•	57	
TRANSOM					
WOOD OVERHEAD					
METAL OVERHEAD	•		62	A	RUST AT LINTELS
WINDOWS					
WOOD DOUBLEHUNG					
WOOD CASEMENT					
GLASS BLOCK					
VINYL					
WOOD VENT/HOPPER					
WOOD DECORATIVE					
WOOD FIXED					
METAL CASEMENT					
METAL AWNING/HOPPER	•	•	A1, 37, 34	A 312	SOME GLASS PAINTED OR BROKEN / RUST
METAL DECORATIVE					
SCREENS/BARS					
PORCHES					
ROOFED	•	•			
ENCLOSED					
CONCRETE STEPS	•	•			
WOOD STEPS					
GRANITE STEPS					
BRICK PORCH & STEPS					
METAL RAILING					
WOOD RAILING					
COLUMNS	•				
ROOF BALUSTRADE					
FIRE ESCAPES					
METAL					
CHIMNEYS					
MASONRY	•	•		A 4,5	MORTAR MISSING / MOSS
METAL	•	•			

CONDITION SURVEY

SHOP

1. Masonry is soiled.
2. Gutter is torn over porch.
3. Rust is present at steel sashes and at lintels.
4. Moss is present on chimneys.
5. Mortar is missing from chimney at corner.
6. Scupper boxes at east are not tied to downspouts.
7. Mortar is missing from parapets at corner. Masonry is mossy and soiled.
8. Mortar has washed away from joints where scupper boxes dump onto building face. Masonry is weakened and soiled.
9. Vehicle damage to north face.
10. Paint is loose at eaves.
11. Truss ends at north side are rusting.
12. Glazing is painted some locations.
13. Moss is present in gutters.
14. Fascia is soiled behind gutter.
15. Window glass broken, north end.
16. Broken masonry has been stuffed with rags.
17. Gable end and eave is soiled.
18. Vehicles have damaged some downspouts.
19. Two downspouts are not connected to boots.
20. Original doors are weathered and defaced by signage.
21. Steel jambs and corners are rusting.

MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YRS.
- C. AS FUNDING PERMITS
- 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

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EXTERIOR ELEMENT

LANDSCAPING									
SIGNAGE		2.3						20	REMOVE FROM DOORS
DRAINAGE & GRADING					●		●		
LIGHTING					●				
PLANTING				●			●		
FOUNDATIONS									
CONCRETE WALL	C	3.1				●	●		REMOVE MOSS
CONCRETE PIERS									
SKIRTING									
WALLS									
WOOD SIDING									
CONCRETE									
STUCCO									
CONCRETE/STONE FACE									
MASONRY	A	4.2			●		●	17.9	REPAIR AT EAST AND PACIFICS
PAINT	C	4.5			●		●	11	
WOOD TRIM									
STEEL COLUMNS	C	4.5			●		●	21	REMOVE RUST / REPAINT
METAL TRIM	C	4.5			●		●	10	REMOVE RUST / REPAINT
ASBESTOS SIDING									
ROOFS									
COMPOSITION									
BUILT-UP						●			KEEP CLEAN FOR EVEN DRAINAGE
METAL									
TILE						●			
FLASHING						●			
ROOF ACCESSORIES									
BELL TOWER									
CLERESTORY									
ATTIC VENTS									
GUTTERS	A	5.6						2.13	REPAIR
SCUPPER BOXES	A							6	RECONNECT
DOWNSPOUTS	A	5.6						8.18	RECONNECT
MISC. PENETRATIONS									
DOORS									
WOOD PANEL								21	REMOVE RUST @ JAMBS REPAINT
FLUSH WOOD	C	6.7							REPLACE
FLUSH METAL									
GLASS LIGHTS					●		●	20	CLEAN, REPAIR, PAINT / RELOCATE SIGNS
HARDWARE					●		●		
TRANSOM									
WOOD OVERHEAD									
METAL OVERHEAD					●				
WINDOWS									
WOOD DOUBLEHUNG	B	4.5					●		REMOVE RUST AT LINTELS
WOOD CASEMENT									
GLASS BLOCK									
VINYL									
WOOD VENT/HOPPER									
WOOD DECORATIVE									
WOOD FIXED									
METAL CASEMENT									
METAL AWNING/HOPPER	B	7.2				●	●	3.12	REMOVE RUST / REPAIR
METAL DECORATIVE									
SCREENS/BARS									
PORCHES									
ROOFED					●		●		CHECK FOR LEAKS
ENCLOSED									
CONCRETE STEPS					●		●		CHECK FOR UNCS
WOOD STEPS									
GRANITE STEPS									
BRICK PORCH & STEPS									
METAL RAILING									
WOOD RAILING									
COLUMNS					●		●		CHECK FOR RUST
ROOF BALUSTRADE									
FIRE ESCAPES									
METAL									
CHIMNEYS									
MASONRY	B	5.7				●		4.5	
METAL						●			

MAINTENANCE AND REPAIR NOTES

SHOP BUILDING

1. **SOILED MASONRY**
 - a. Remove soil and moss which may be holding moisture against masonry.
 - b. As budget permits, have all masonry cleaned.
2. **TORN GUTTER**
 - a. Repair gutter seaming joints watertight.
3. **RUSTING SASHES**
 - a. Remove all rust with wire brush, sanding and steel wool.
 - b. Protect glass.
 - c. Prime immediately.
 - d. Replace loose, missing or cracked glazing putty.
 - e. Paint with oil based semi-gloss paint.
 - f. Oil hardware.
4. **MOSS ON CHIMNEYS**
 - a. Remove all soil and moss.
 - b. Repoint if mortar is soft or missing.
5. **CHIMNEY MORTAR**
 - a. This chimney should probably be rebuilt if it is still in use. If abandoned, remove and patch roof opening to match existing roofing.
6. **SCUPPER BOXES**
 - a. Install downspouts from scupper boxes to storm line boot as soon as possible.
 - b. Remove all soil and moss from masonry.
 - c. Repoint joints which have erroded away.
7. **PARAPETS**
 - a. Clean masonry.
 - b. Remove soft mortar.
 - c. Rebuild portions of parapet where mortar is soft beyond 1" of surface.
 - d. Repoint remainder of parapet with mortar to match existing.
8. **MASONRY AT SCUPPER BOXES**
 - a. Remove soil, moss and loose or soft mortar.
 - b. Repoint joints which have erroded away with mortar to match existing.
9. **VEHICLE DAMAGE**
 - a. Remove damaged units and replace with matching units.
 - b. Match existing mortar color.
 - c. Install pinned parking bumpers.
10. **PAINT AT EAVES**
 - a. Scrape all loose paint and sand.
 - b. Repaint.

11. RUSTING TRUSS ENDS

- a. Remove all rust with wire brush.
- b. Replace rusted connectors.
- c. Prime immediately and paint.

12. PAINTED GLASS

- a. Remove miscellaneous paint.
- b. If daylight is a problem, paint inside of glass black to mullion line.

13. MOSS IN GUTTERS

- a. Remove all moss and debris which will sustain moss growth.
- b. Adjust gutters to slope toward downspouts.

14. SOILED FASCIA

- a. Remove soil.
- b. Adjust flashing and gutter to prevent water from leaking behind gutter.

15. BROKEN GLASS

- a. Replace with glass to match existing.

16. BROKEN MASONRY

- a. Remove rags.
- b. Replace with identical units in mortar to match existing color.
- c. Temporarily, holes may be filled with tinted mortar or patching compound.

17. SOIL AT GABLE END AND EAVE

- a. Remove soil with natural bristle brush and garden hose.

18. DOWNSPOUT DAMAGE

- a. Straighten damaged downspouts.
- b. Remove rust, sand and paint.
- c. Straightening downspouts immediately upon impact will help limit rusting.

19. DISCONNECTED DOWNSPOUTS

- a. Connect to storm drain boot.

20. DOORS

- a. Remove signage from doors.
- b. Scrape and sand to remove loose paint.
- c. Caulk open joints
- d. Prime and repaint.

21. RUSTING STEEL

- a. Wire brush and sand to remove all rust.
- b. Replace rusted connectors.
- c. Prime immediately and repaint.